	DEVELOPMENT APPLICATION	DES-F-0102/1 20/5/2005
A		OFFICE USE ONLY
Application I	relevant to the application for a p	Application
planning per	received on the 10 October 2014 HOBART	Number
	Planning Authority: Hobart City Council	
ALL APPLICATIONS		
Location of proposed develo	pment	Certificate of Title No.
607-627	Nelson Kd	CT 250 967/1
MT. Ne	-150n Postcode 700	27 Lot No. /
Applicant's name*	Applicant's postal address	
PDA Surveyors 0.B.O		hone 0417 575 400
Owner's name*	Owner's postal address	
Paul Lonzone	AS Abolle Postcode.	BH Telephone
Contact person*	Contact person's postal address	
	AS Above Rostcode	BH Telephone Facsimile
. <i>I</i>	Email	
* See page 4 for definitions		

DESCRIPTION OF PROPOSED DEVELOPMENT

Please tick the appropriate box or boxes. If they don't accurately describe your proposal, please detail under 'Other'

New house	Other (please specify)	
House extension/addition		
Demolition		
Partial Demolition		
Fencing		
Change of use (please specify)		
4 Subdivision		
Present use(s) of land and buildings Kasidate		
Have you had pre-application discussions with a Council	Planning Officer?	
If "Yes" please give officer's name if known	Peter Flering	
Please visit www.hobartcity.com.au if you wish to make a	n appointment with a planning officer prior to lodgement.	

Customer Service Centre, Hobart Council Centre, 16 Elizabeth Street (GPO Box 503) Hobart TAS 7001 Australia Ausdoc DX198 Telephone (03) 6238 2715 Fax (03) 6238 2186 (Int 61 3 6238 2186) email hcc@hobartcity.com.au Internet http://www.hobartcity.com.au

1

		DEVELOPMENT		V		
Application fo	r planning ner	is document is on	e of the docum	ents		
Application to	pe	rmit No. PLN-14-0	ation for a plar 1177-01 and w	ning /as		
ALL APPLICATI						
		anning Authority: F	Iobart City Cou	incil	.11	
FLOOR AREA Ref	er to definition of floor a	ea in relevant plannin,	g scheme		HH	
Existing floor a	rea	Proposed floor are	ea (total)	_, P	Site area	
	<u>m²</u>	L		m²		m²
CAR PARKING O	N SITE	N/A	VALU	ΓE		
Number existin		lumber proposed	\$	Value of worl	(inclusive of GS	<u>T)</u>
SITE CONTAMIN	ATION This information tially contaminating to RITAGE REGISTEN on the Tasmanian He or additional sets of draw	determines whether a site uses been undertake 	e may need a contamn on on this site? the THC Works A	ination assessme	nt before it is further o	ieveloped i't know
(junare to do so a	ni resuit in a copying ch	ш <u>к</u> е)				
NON-RESIDENT	IAL USE/DEVELO	PMENT				
NOTE: This section	must be completed	l for all applicatio	ns for non-res	idential use	development.	u / A
HOURS OF BUSIN	ESS					N / \mathcal{T} .
What days and he for the business	ours of operation are pro	posed	Are the proposition Are the proposition of the second seco	sed hours of bu	usiness different fro Yes Please com	om the existing use or plete details below.
	From	То		From	То	
Monday to Friday			Monday to Friday			
Saturday			Saturday			

Sunday

2

Sunday

DEVELOPMENT APPLICATION DOCUMENT

	0000			
	This document is or relevant to the appl permit No. PLN-14-	ne of the documen ication fo Applics -01177-01 and was	ts ition for planning	permit continued
NON-RESIDENTIAL DEVE	LOPATENTS Pranning Automay.			
NUMBER OF EMPLOYEES	L			
List the total number of people	who will be working on the site	e.		
	TOTAL EMPLOYEES	MAXIMUM EMPI	OYEES AT ANY ONE TIME	1.
Part time	Full time	Employees (total)	Time of day/week	HA
Existing (previous) use				
Proposed use] [
OODS DELIVERIES				
Will there be any goods deliver	ies to and from the site?	No Yes Please Vehicle	estimate the number and type o s and how often they will make	of e trips.
Tumo /size of subish	[—] []	1,
	[N 17
Number of vehicles				. /
day/week/month]			
LANT/MACHINERY				N/A.
Is there any large plant or mac would need to be installed or us such as refrigeration units and	hinery that sed on site generators No Yes			
If yes, please list the type of may dimensions etc are clearly mark	chinery and ensure location, and on your plans.			
UTDOOR STORAGE / SEA	TING / NUMBER OF BE	DS		M/A.
Is outdoor storage proposed?	□ No [] Үев	If yes, please ensure your plan: outdoor storage areas are and stored. This information will impact of the proposal on ame	' s show where the what type of goods are help us assess the nity.
If you are proposing a night clu is the number of seats proposed at any bar area?	b, cafe or the like, what including the capacity		Please ensure the arrangement plans. This information enabl parking arrangements.	ts are shown on your les us to assess the car
If you are proposing a hotel, mo	otel. visitor accommodation.		Please ensure the beds are clea plans. This information enabl	urly indicated on your les us to assess the car

SIGNAGE

Is any signage proposed?

No Yes

If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?

If Yes, please show clearly on the plans of existing (if applicable) and proposed signage.

7 /A

parking arrangements.

	DEVELOPMENT APPLICATION DOCUMENT
Application for planning	This document is one of the documents Permit textineed pplication for a planning permit No. PLN-14-01177-01 and was received on the 10 October 2014.
ALL APPLICATIONS	Planning Authority: Hobart City Council

In respect to page one of this application the "Applicant's name" means the name of the person making the application. The applicant will be advised of the determination in respect of the application. The applicant will be written to if additional information is required.

The "Owner's name" is the owner as described in the definition below of owner.

The "Contact Person" is the person that should be contacted in respect to any matters relating to the application up to its determination. In most cases the applicant and contact person will be the same. However, in the instance of an applicant being an architectural firm (ie XYZ Architects) the contact person may be an architect (ie I. Draw). The contact person (unless they are the same as the applicant) will not be advised of the decision of Council.

DECLARATION BY APPLICANT (mandatory)

I declare that the information given is a true and accurate representation of the proposed development, and I am liable for the payment of Council application processing fees even in the event of the development not proceeding. I understand that the information and materials provided with this development application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Hobart City Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Signa	Name (please print)	Date
L	j [Hugh Clement	1,4/4/2017
		7

IF APPLICANT IS NOT THE OWNER

If the applicant is not the owner of the land, the applicant must include a declaration that he/she has notified the owner/s

I hereby declare that I am the applicant for the development/change of use at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land that I am making this application, in accordance with Section 52 (1a) Land-Use Planning Approvals Act 1993.



DEFINITION OF OWNER

"owner" means any one or more of the following:

- a in the case of a fee simple estate in land the person in whom that estate is vested;
- b in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage the person having, for the time being, the equity of redemption in that mortgage;
- c in the case of land held under a tenancy for life the person who is the life tenant;
- d in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period the person who is the lessee of the land;
- e in the case of land in respect of which a person has a prescribed interest that person;
- f in the case of Crown land within the meaning of the Crown Lands Act 1976, the Crown in right of the State of Tasmania;

but does not include the holder of an interest in land other than the Crown in the right of Tasmania if the interest of the holder cannot reasonably be discovered by search of the Register within the meaning of the Land Titles Act 1980 or a search conducted at the Registry within the meaning of the Registration of Deeds Act 1935.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Hobart City Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Hobart City Council, or their delegate (as specified in Subsections 52 (1D-1G) of the Land Use Planning and Approvals Act 1993).

Ibeing responsible for the administration of land at		
declare that I have given permission for the maki	ng of this application for	
Date	Signature	
(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)		

September 2009



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

FOLIO

1 DATE OF ISSUE

19-Nov-2013

VOLUME

250967

EDITION

4

DEVELOPMENT APPLICATION
DOCUMENT
This document is one of the documents
relevant to the application for a planning
permit No. PLN-14-01177-01 and was
received on the 10 October 2014.

SEARCH DATE : 09-Oct-2014 SEARCH TIME : 06.56 PM

Planning Authority: Hobart City Council

DESCRIPTION OF LAND

City of HOBART Lot 1 on Plan 250967 Derivation : Part of 507 Acres and 100 Acres Gtd. to R.L. Murray Prior CT 3780/24

SCHEDULE 1

C601111 & D102195 TRANSFER to PAUL ANTHONY LANZONE Registered 19-Nov-2013 at 12.02 PM

SCHEDULE 2

Reservat	ions and conditions in the Crown Grant if any
BURDENIN	IG EASEMENT: Right of Drainage [appurtenant to Lots 1
	to 5 on Sealed Plan No. 12788) over the Drainage
	Easement marked A.B.C. on SP 12788
BURDENIN	IG EASEMENT: Right of Drainage [appurtenant to Lots 6,
	7 and 8 on Sealed Plan No. 12788) over the Drainage
	Easement marked D.B.C. on SP 12788
105977	BOUNDARY FENCES CONDITION in Transfer
A355834	FENCING PROVISION in Transfer
C857560	CAVEAT by Jean Florence Margaret Broughton
	Registered 20-Oct-2008 at noon
D106614	MORTGAGE to Westpac Banking Corporation Registered
	19-Nov-2013 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Primary Industries, Parks	, Water and Environment



Volume Number: 250967

Revision Number: 01



RESULT OF SEARCH

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. PLN-14-01177-01 and was received on the 14/10/2014.

SEARCH DATE : 14-Oct-2014 SEARCH TIME : 03.37 PM

Planning Authority: Hobart City Council

DESCRIPTION OF LAND

City of HOBART Lot 1 on Sealed Plan 155437 Derivation : Part of 507 Acres Gtd. to Robert Lathrop Murray Prior CTs 149051/11 and 149051/12

SCHEDULE 1

M425997 TRANSFER to INGER LANZONE Registered 17-Oct-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP155437 EASEMENTS in Schedule of Easements SP155437 FENCING COVENANT in Schedule of Easements SP155437 WATER SUPPLY RESTRICTION SP155437 SEWERAGE AND/OR DRAINAGE RESTRICTION SP9793 SP149051 FENCING COVENANT in Schedule of Easements BURDENING EASEMENT: a drainage easement (appurtenant D9802 to Lot 2 on Sealed Plan 155437) over the said land within described Registered 12-May-2011 at 12.01 PM 105977 BOUNDARY FENCES CONDITION in Transfer AGREEMENT pursuant to Section 71 of the Land Use C720998 Planning and Approvals Act 1993 Registered 26-Sep-2006 at noon M441585 CAVEAT by PWB Lawyers Pty Ltd Registered 22-Oct-2013

UNREGISTERED DEALINGS AND NOTATIONS

at noon

No unregistered dealings or other notations

ENT VOLUME

VOLUME	FOLIO
155437	1
EDITION	DATE OF ISSUE
5	17-Oct-2013

SEARCH OF TORRENS TITLE







FOLIO PLAN

the

www.thelist.tas.gov.au





SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

PAGE 1 OF 2 PAGE/S

Registered Number

SP 155437

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

any easements or profits a prendre described hereunder. (2)

Each lot on the plan is subject to:-

such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as (1) may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

any easements or profits a prendre described hereunder. (2)

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

- $_{\vee}$ Lot 1 on the Plan is <u>SUBJECT TO</u> a right of carriageway in favour of Hobart City Council over the portion of Lot 1 on the plan thereon marked RIGHT OF WAY (PRIVATE).
- ✓ Lot 1 on the Plan is SUBJECT TO a right of drainage in favour of Hobart City Council over the strip of land passing through Lot 1 on the plan and thereon marked DRAINAGE EASEMENT "A" 2.00 WIDE.
- Lot 1 on the Plan is SUBJECT TO a right of drainage appurtenant to Lot 2 on the Plan over the strip of land passing through Lot 1 on the Plan and thereon marked DRAINAGE EASEMENT "A" 2.00 WIDE.
- Lot 1 on the Plan is SUBJECT TO a right of drainage (appurtenant to Lot 1 on Sealed Plan Number SP9793) over the strip of land passing through Lot 1 on the Plan and thereon marked DRAINAGE EASEMENT 2.00 WIDE (SP.9793).
- That part of Lot 1 on the Plan which was formerly comprised in Folio of the Register Volume 110670 Folio 1 is TOGETHER WITH a right of drainage over the strip of land marked DRAINAGE EASEMENT 3.00 WIDE & VARIABLE WIDTH on Scaled Plan Number SP149051. the Pion
- ✓ Lot 2 on the Plan is <u>TOGETHER WITH</u> a right of drainage over the strip of land passing through Lot 1 on the Plan and thereon marked DRAINAGE EASEMENT "A" 2.00 WIDE.

Broughton (USE ANNEXURE	PAGES FOR CONTINUATION)
SUBDIVIDER Jean Florence Margaret Broughton FOLIO REF: 149051/11 & 12 SOLICITOR G 35731 / & REFERENCE: Murdoch Clarke RCM:B0142279	PLAN SEALED BY: Hobart City Council DATE: 5/9/208 5628796 REF NO. Council Delegate
NOTE: The Council Delegate must sign the	Certificate for the purposes of identification.



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

Registered Number

SP 155437

SUBDIVIDER: Jean Florence Margaret Broughton FOLIO REFERENCE: 149051/11 & 12

Lot 2 on the Plan is <u>SUBJECT TO</u> a right of drainage in favour of Hobart City Council over the strip of land passing through Lot 2 on the Plan and thereon marked DRAINAGE EASEMENT 2.00 WIDE.

That part of Lot 2 on the Plan which was formerly comprised in Folio of the Register Volume 9793 Folio 1 is <u>TOGETHER WITH</u> a right of drainage over the strip of land passing through Lot 1 on the Plan and thereon marked DRAINAGE EASEMENT 2.00 WIDE (SP.9793).

Those parts of Lots 1 and 2 on the Plan which were formerly comprised in Folio of the Register Volume 149051 Folio 12 are <u>TOGETHER WITH</u> a right of drainage over the strip of land passing through Lots 3 and 5 on Sealed Plan Number SP149051 and thereon marked DRAINAGE EASEMENT 3.00 WIDE.

FENCING COVENANTS

The Lots on the Plan are subject to the fencing covenants created by Sealed Plan Number SP9793 and Sealed Plan Number SP149051.

The owner or owners of each Lot on the Plan covenant with the Vendor, JEAN FLORENCE MARGARET BROUGHTON, that the Vendor shall not be required to fence.

SIGNED by JEAN FLORENCE)
MARGARET BROUGHTON the) 1B G
registered proprietor of the land) y voughtor
comprised and described in Folio) (Jean Florence Margaret Broughton)
of the Register Volume 149051)
Folios 11 and 12 in the presence of:)
WITNESS: FULL NAME: RUSSAT CLOALST ADDRESS: 15 VICTOR 1A OCCUPATION:	BABR MANNING

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

 Search Date: 09 Aug 2017
 Search Time: 11:24 AM
 Volume Number: 155437

 Department of Primary Industries, Parks, Water and Environment
 Volume Number: 155437

55437 Revision Number: 01

Page 2 of 2

PLAN OF SUBDIVISION



ABN 71 217 806

127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie

PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au



127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, **PDA** Surveyors WALTER SURVEYS PLAN OF SUBDIVISION Launceston & Burnie Surveying, Engineering & Planning PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au ABN 71 217 806 607 Nelson Road. Mt Nelson This plan has been prepared only for the Address Owners Paul Anthony Lanzone purpose of obtaining preliminary subdivision Hobart City Council Council approval from the Council and the Hobart Planning Scheme 1982 Planning Scheme information shown hereon should be used Title References FR 250967/1 Zone & Overlay Residential 2 / Reserved Residential for no other purpose. All measurements and Existing Easements to be carried forward. Proposed Right of Way as Shown on this plan. Various Pipeline and Services Schedule Of areas are subject to final survey. Easements Easements and Drainage Easements required to serve lots. Point of Interest Date PDA Reference Scale Map reference PID 5224-22 E 527 421, N 5 247 421 1:1000 11 May 2018 T1014U-2N 5628817 GDA94 MGA55 SHEET 2 OF 2 LEGEND Ν Title/Proposed boundary Surrounding Boundary Easement Proposed Sewer **Proposed Water** EPER Proposed Stormwater Ś DN TasWater Sewer DN TasWater Water B DN150 PVC HCC Stormwater B **Bushfire Management** PUBLIC B Zone P **OPEN SPACE** Tree types: Eucalyptus globulus Ð 1.95ha B Eucalyptus ovata #6 Proposed Drainage Easement 3.00 Wide See engineering drawings T1014U- 3-6 for 8 Road and Driveway Designs. 1913m² X $1955m^{2}$ g $1006m^{2}$ 6 O H 1795m² 101 RØAD RAN COLORIAL 7.5m #589 1017m 5 1831m Proposed Pipeline and Services Easement Existing connections and 1035m² #591 mains to be upgrade as HCC owned land required.) (pump station) $2065m^{2}$ #593 ®3 Proposed



Pipeline and Services









	PROP E	BDY	
\			
100.130	001/20		
010.100	240.120		327.859
122.1	43.		25.00

329.127	
329.127	329.570
8.09	15.00

2	
331.853	
331.853	331.909
9.67	15.00

USE.







E	LOT NUMBERS AMENDED	HC	13.06.18	HC	NOTES: SURVEYOR		CIVIL SITE DESIGN		
D	AMEND LOT BOUNDARIES, ROAD & DRIVEWAYS RELOCATED	КК	11MAY18	HC	· · ·		T1014U		
С	AMEND ROAD & DRIVEWAY LONG & CROSS SECTIONS, CHANGE EXTENT OF FILL & FILL NOTE ADDED	КК	25SEP17	HC	DRAWN		CHECKED	607 NELSON ROAD, MOUNT NELSON	
В	EXISTING DRIVEWAY #3, 5 & 7 ADDED	HC	28JUL17	HC	Kł	к	HC	12 LOT RESIDENTIAL SUBDIVISION	
А	FOOTWAY ADDED	HC	12JUL17	HC	DATE			PROPOSED ROAD 1 - CROSS SECTION SHEET 2/2	
REV	AMENDMENTS	DRAWN	DATE	APPR.	2	20 MAF	R 2017		

NOTE: FILL MATERIAL FOR NEW ROAD AND FILL EMBANKMENTS MUST NOT CONTAIN ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT AND TO BE APPROVED BY SUPERINTENDENT BEFORE

MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS ACROSS NEW ROAD & EMABNKMENT NO GREATER THAN 150mm TO ACHIEVE 98%. FOR FILL BATTERS, BENCH AS SHOWN. ROAD EMBANKMENT TO BE FULLY CONSTRUCTED PRIOR TO TRENCHING FOR WATER AND SEWER SERVICES.

FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION







KINGSTON J. Kiefy, B. SURV. (Tas.), M.SSSI. (Director) H. Clement, B. SURV. (Tas.), M.SSSI (Director) M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director) T.W. Walter, Dip. Surv & Map; (Director) A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant) D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant) A. Collins, Ad. Dip. Surv & Map, (Senior Associate) M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate) L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate) KINGSTON J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director) J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)

HOBART

M.B. Reid, B. GEOM. (HONS) (Tas.), M.SSSI M.AIPM (Associate) BURNIE/DEVONPORT A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director) A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)

> Our Ref: T1014U L180814_T1014U re reponse to email

Dear Rowan,



127 Bathurst Street Hobart Tasmania, 7000 Phone (03) 6234 3217 ABN 71 217 806 325 Email: pda.hbt@pda.com.au www.pda.com.au

14th August 2018

Please see below, in response to the further information and plan changes you requested in your e-mail dated 16th May 2018.

- 1. The plans have been amended to show an updated vegetation map which reflects the current lot boundaries and shows all vegetation communities within the subject land.
- 2. A key has been included on the plan indicating the trunk sizes of trees in the subject area. Three trunk diameter classes have been used: <0.4m; 0.4-0.7m and >0.7m.
- 3. A table has been included on the plan providing a breakdown of:
 - The proportion of endangered DOV forest protected in the POS and under the Part 5 Agreement;
 - The numbers and proportion of blue gum and black gum trees protected in the POS and Part 5 Agreement, broken down by size class; and
 - The numbers of blue gum and black gum trees which will be lost as result of the proposed development.
- 4. We do not propose to conduct quantitative vegetation condition assessments as Council Officers have been on site and can corroborate the qualitative observations made below.

The original North Barker report indicated that the vegetation in the former horse paddocks in the south-west of the subject land was degraded as a result of past management practices, particularly grazing. Based on the photographs and descriptions in the North Barker report, it is clear that the general condition of the vegetation in the area of the former horse paddocks has improved in the intervening period with the removal of horses and the cessation of grazing by stock.

The improved vegetation condition in this area means that there are no longer areas comprised entirely of exotic pasture grasses and weeds, and that there is some recruitment of native shrubs and trees within the former horse paddocks. Areas mapped by North Barker as 'slightly degraded' are now of similar condition to the surrounding understorey, although weed species are still present. Using the same general qualitative classification adopted by the authors, areas mapped by North Barker as 'highly degraded' could now be described as 'moderately degraded' and areas mapped as 'moderately degraded' could now be described as 'slightly degraded'.

Despite the improvements in condition, the paddock areas still contain a higher proportion of exotic species and a lower diversity of native species than the less disturbed parts of the property. There has also been little, if any, effort to control

OFFICES ALSO AT:

- 8/16 Main Road, Huonville, 7109
- 3/23 Brisbane Street, Launceston, 7250

(03) 6229 2131
(03) 6264 1277
(03) 6331 4099

16 Emu Bay Road, Deloraine, 7304

6 Queen Street, Burnie, 7320
63 Don Road, Devonport, 7310

(03) 6362 2993 (03) 6431 4400 (03) 6423 6875 environmental weeds on the property since the North Barker report. As a result, the range and distribution of environmental weeds is very similar today, with occurrence concentrated in the area of the former horse paddocks and in the south of the property adjoining Nelson Rd.

In terms of the significant environmental values that occur on site:

- the condition of the understorey is not directly relevant to the retention of habitat trees for Swift Parrots, but it is possible that trees will be healthier and provide better quality habitat if the surrounding understorey vegetation is native and in good condition; it is certainly true that these trees will provide better habitat for a whole range of other native fauna species if they occur within a healthy and diverse natural environment;
- the area of land proposed for protection under a Part 5 Agreement will be subject to a management regime aimed at reducing fire hazard and is likely to result in an open, grassy understorey, but agreement conditions will require weed management and encourage retention of a native ground cover;
- the forest on the property that is in the best condition is proposed to be reserved in the POS lot, including the bulk of the endangered DOV forest.
- 5. The updated plan shows to the best of our knowledge the blue gum and black gum trees that will need to be removed or impacted in the construction of sewer and stormwater infrastructure.
- 6. The number of trees indicated as being retained under the Part 5 Agreement reflects a commitment to retain every tree possible in these areas in the planning and development of the site. We do not believe it will be necessary to lose any trees in these areas as a result of infrastructure development, but some root disturbance to some trees may occur, subject to final engineering design. Because this area doubles as the Bushfire Hazard Management Area for Lots 4-8, the number of trees which can be retained will probably change over time. Growth of trees and spread of canopies will increase fire hazard and may result in selective thinning to maintain the required canopy separation in the vicinity of dwellings.
- 7. To the best of our knowledge, pending final engineering design, the only trees that will need to be removed are indicated on the updated plan.
- 8. A revised copy of the BHMP and bushfire report is attached along with the updated plan of subdivision.

Yours faithfully PDA Surveyors

Per:

Hugh Clement Director/Registered Surveyor



28 Suncrest Avenue Lenah Valley, TAS 7008 mark@ecotas.com.au www.ecotas.com.au (03) 62 283 220 (personal) 0407 008 685 (mobile) ABN 83 464 107 291

Hugh Clement Director PDA Surveyors 127 Bathurst Street Hobart, TAS 7000

8 September 2016

Dear Hugh

RE: Statement of findings

Response to correspondence from Hobart City Council dated 27 May 2015 607-627 Nelson Road, subdivision (12 lots): Application No. PLN-14-01177-01

Please find following some statements in response to Council's request for further information in regard to ecological matters related to PLN-14-01177-01 (607-627 Nelson Road – subdivision into 12 lots).

Specifically, correspondence from Council indicated the following:

6. Please provide an updated flora and fauna assessment. The update must be prepared by a suitably qualified and experienced person in accordance with the attached Flora and Fauna Assessment Brief (December 2010).

Advice: The flora and fauna assessment titled 607-627 Nelson Road, Mt Nelson, Vegetation Assessment January 5 2005 – CRO02 is now almost 10 years old. An update to this assessment is necessary paying particular attention to the area where the subdivision will be occurring.

I was provided with the original ecological assessment of the title area undertaken by North Barker Ecosystem Services, titled:

North Barker Ecosystem Services (NBES) (2005). 607-627 Nelson Rd, Mt Nelson: Vegetation Assessment, January 5 2005 – CRO02. Report for P&A Lanzone.

I have reviewed that report and undertaken a site assessment on 12 August 2016 in the company of Hugh Clement (PDA – planning and engineering aspects) and Mark van den Berg (MRH Environment & Resource Planning – bushfire hazard management planning).

In my opinion, the report by North Barker Ecosystem Services is thorough, detailed and appropriately addressed ecological matters. While I concur with Council that it has now been approximately a decade since the report was prepared, I do not believe that a whole new report is necessary. Rather, I will address specific matters below.

Assessment standards

Since the production of the report by North Barker Ecosystem Services (NBES), the Department if Primary Industries, parks, Water & Environment (DPIPWE) have released two versions of guidelines for environmental consultants to follow for assessment of development proposals (one in 2009, the other in 2015). In this period, Hobart City Council (and now City of Hobart) have also released their own guidelines for this type of assessment. It is noted that reports produced by NBES prior to 2009 already adhered to the guidelines that were to come and their assessment standards and report format essentially set the benchmark in DPIPWE's guidelines.

On this basis, I find that apart from some very minor (and inconsequential) matters of interpretation, production of a new report to slightly more formally adhere to the *Guidelines for Natural Values Surveys - Terrestrial Development Proposals* (DPIPWE 2015) is not warranted and the present statement is restricted to some more specific matters.

Vegetation classification

In my opinion, the vegetation mapping provided in NBES (2005) is accurate and suitable for consideration of approval of the subdivision, including development of any offset/mitigation strategies and bushfire hazard management planning. I base this statement on my site assessment of 12 August 2016 at which time I reviewed the NBES (2005) mapping by walking through the forest between Lambert Rivulet and Nelson Road/Hargraves Place.

I note in particular the statement made by NBES (2005) in relation to the "*Eucalyptus ovata* forest and woodland" (TASVEG code: DOV), a threatened vegetation type close to Nelson Road, including *Eucalyptus obliqua* as a sub-dominant canopy species. This was considered at some length on site because some of the vegetation originally mapped as DOV has now been cleared as part of the approved access to the northern part of the title on the other side of Lambert Rivulet and if now mapped, part of the slope adjacent to Nelson Road could be included in "*Eucalyptus obliqua* dry forest" (TASVEG code: DOB), a non-threatened vegetation type. This is mentioned because it is part of my consideration of the potential impact of the subdivision proposal on ecological values and the appropriateness of the proposed offset.

The area proposed for subdivision supports two TASVEG 3.0 vegetation types, namely:

- "Eucalyptus ovata forest and woodland" (TASVEG code: DOV): classified as threatened under Schedule 3A of the Tasmanian Nature Conservation Act 2002; extent, condition and description as per mapping by NBES (2005); and
- "*Eucalyptus pulchella* forest and woodland" (TASVEG code: DPU): not threatened; extent, condition and description as per mapping by NBES (2005).

Since 25 November 2009, the administrative control on clearing of vegetation (including those classified as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*) associated with actions requiring a permit under the relevant planning scheme approved under the *Land Use Planning and Approvals Act 1993*, lies with the local government authority. This includes the development of appropriate offsets/mitigation within the constraints of the planning scheme.

I have reviewed the most recent plan of subdivision provided by PDA and strongly endorse the proposal to exclude development along Lambert Rivulet, with virtually all the DOV (threatened) vegetation captured within this proposed reserve. My understanding is that there can now be a headwater to sea reserve along Lambert Rivulet, capturing a range of vegetation types including some high quality DOV on this particular title (which extends to the title to the west). While development on the slope adjacent to Nelson Road will result in a small loss of DOV (as mapped), in my opinion this is acceptable in the context of the proposed reserved system along Lambert Rivulet. I understand that it is also possible to include additional public open space adjacent to the public right of way, which may capture some additional DOV vegetation.

Threatened flora

The original report by NBES did not find any sites of threatened flora from the forest south of Lambert Rivulet. My additional site assessment concurs with this finding.

There is no requirement for a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* nor a referral under the provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to threatened flora.

Threatened fauna

Since the assessment by NBES (2005), there have been some minor changes to the lists of fauna included on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, as follows:

- eastern quoll (*Dasyurus viverrinus*): now listed as Endangered on the EPBCA (not listed on TSPA);
- Tasmanian devil (*Sarcophilus harrisii*): now listed as endangered on both the TSPA and EPBCA;
- Tasmanian masked owl (*Tyto novaehollandiae* subsp. *castanops*): now also listed on the EPBCA as Vulnerable (was originally considered by NBES (2005) and I concur with their commentary); and
- swift parrot (*Lathamus discolor*): status upgraded on EPBCA to Critically Endangered (see comments below).

Other species were considered by NBES (2005) and I concur with their findings and statements.

In relation to the eastern quoll and Tasmanian devil, there is no direct evidence of use of the site by these species, although the large expanse of native vegetation in the area is almost certainly part of the range of one or more individuals of these species (and the spotted-tailed quoll). Given the level of proposed vegetation retention along Lambert Rivulet and the lack of specific sites (e.g. dens) requiring active management, no further recommendations are made in relation to these species.

In relation to the swift parrot, NBES (2005) made the following statements:

"The location of the property is of strategic significance from a conservation perspective. It incorporates the headwaters of Lambert Gully which is mostly located within the HCC managed Skyline Reserve. It includes significant forest community habitat for one listed plant species and a number of foraging trees for the Swift Parrot.

The site includes core foraging habitat for the swift parrot (*Lathamus discolor*). Of particular significance are the black gums (*E. ovata*) and the larger canopy blue gums".

I concur with these statements.

"The design of any subdivision proposal has not been developed at this stage and so comments can only be generalised rather than specific.

The impact of any subdivision will depend on the extent of bushland clearance of the lots. Clearance, weed spread, predation by pets and effluent spread could all impact on the biological values. The most significant impact is the potential loss of the foraging habitat of the swift parrot".

I concur with these statements but note that they pre-date the approval of the balance lot to the north of Lambert Rivulet and the revised subdivision design that now includes a large reserve along Lambert Rivulet.

"There is however opportunity through the planning approvals process to achieve an outcome that secures the most significant areas for conservation. The current practice of horse grazing, perfectly acceptable within the current zoning has destroyed much of the conservation values of one small area and these impacts have been extended in recent times to new areas which will ultimately themselves be degraded. The understorey is replaced with pasture species and weeds and the processes of natural recruitment are prevented resulting in the long term decline and ultimate loss of native vegetation from the system. It would be preferable to

lose a portion of the vegetation to residential development to ensure certain security for the balance".

I concur with these statements and note that the proposed subdivision design includes reservation of virtually all the threatened vegetation (DOV) and much of the potential foraging habitat of the swift parrot.

"The presence of swift parrot foraging habitat within close proximity to residences can result in an increased bird strike hazard resulting from collisions with fences and windows. Any additional housing potentially increases this risk although guidelines developed to minimise this hazard would reduce the risk".

While I concur with the statement by NBES (2005) I do not believe that specific mitigation that can be applied at the level of subdivision planning is practical. There are some guidelines available (*Minimising the Swift Parrot Collision Threat: Guidelines and Recommendations for Parrot-safe Building Design* – WWF (2008)) that may be applicable for individual residences, although I am reluctant to endorse these because of the practicality of their application and the lack of supporting evidence for some of the specific guidelines. That said, some of the general principles I believe are sound but these should only be applied to a more detailed proposal (such as a residence) and will need to be considered very much on a case-by-case basis.

"Foraging habitat is widespread throughout the property in the form of blue gums and black gums.

Detailed mapping of the locations of foraging trees would be necessary to determine the extent of this habitat and the scale of any impacts".

I do not believe that detailed mapping of individual trees is warranted. This statement was made prior to the revised subdivision proposal that essentially captures the majority of the DOV and many of the larger blue gums.

"The swift parrot is listed as endangered under the Commonwealth *Environment Protection and Biodiversity Act 1999*. Any losses of blue gums or black gums will require referral to Dept of Environment and Heritage (DEH) in Canberra before any action takes place which could affect the local habitat or individuals of this species. A development that involves the loss of any trees should be determined as a 'controlled action' and a proposition to offset any losses should be presented to ensure that DEH support the proposal and provide the necessary permit".

In the period in which the NBES (2005) report was produced, the prevailing opinion appeared to be that any loss of any blue gum or black gum constituted a significant impact on the swift parrot and referral under the EPBCA was required. In my opinion, this view is no longer valid and any proposal needs to be considered against the Commonwealth Department of the Environment's *Significant Impact Guidelines* policy statement (CofA 2013) to determine if referral to the department is required.

In my opinion, with respect to the swift parrot, any proposed disturbance within the study area will not constitute a "significant impact" because while there may be a loss of/disturbance to a small area of potential habitat, the loss is not such that it is likely to lead to a long-term decrease in the size of an important population of a species; reduce the area of occupancy of an important population; fragment an existing important population into two or more populations; adversely affect habitat critical to the survival of a species; disrupt the breeding cycle of an important population; modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline (see below); result in invasive species that are harmful to a threatened species becoming established in the threatened species' habitat; introduce disease that may cause the species to decline; or interfere substantially with the recovery of the species (these criteria are those listed in the *Guidelines*).

Under the *Guidelines*, "habitat critical to the survival of a species or ecological community" refers to areas that are necessary for activities such as foraging, breeding, roosting, or dispersal. Such habitat may be, but is not limited to: habitat identified in a recovery plan for the species or ecological community as habitat critical for that species or ecological community; and/or habitat listed on the Register of Critical Habitat maintained by the minister under the EPBCA.

"Critical Habitat" has not been defined or registered for the swift parrot. Its habitat, however, is well understood, and includes forest and woodland dominated by, or supporting *Eucalyptus globulus* and/or *Eucalyptus ovata*, as is present within the title. While these areas are necessary for foraging, to qualify as a significant impact, any loss would need to be such that it would "modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline". Recognising that incremental loss of trees is a genuine risk to a species such as the swift parrot (i.e. "death by a thousand cuts"), classifying the loss of a small number of trees from a much larger forest extent, which will include substantial formal reservation of the majority of the forest dominated the key foraging habitat trees is difficult to justify. On this basis, my opinion is that this proposal does not warrant referral under the EPBCA.

"Likewise the swift parrot is listed as endangered on the schedules of the Tasmanian *Threatened Species Protection Act 1995*. It would be worthwhile first gaining support from the Unit of the proposal. It is likely that DEH will consult the TSU for their view on the proposal.

A 'permit to take' will need to be applied for at the Threatened Species Unit, DPIWE to disturb the potential habitat of the parrot. The TSU are understood to be developing guidelines for offset conservation. In the meantime a benchmark of 5:1 is sought whereby 5 times the number of plants to be affected is to be protected for conservation. Ideally these trees should be identified on site".

In my opinion, this statement is not correct. Under Section 51 of the TSPA, a permit is required to knowingly "take" (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species. Potential habitat of threatened fauna is more complex to manage under Section 51 of the Act because unless works would result in the "taking" of a specimen, a permit under the Act is not technically possible. However, it is usual for development proposals involving the disturbance of potential habitat of threatened species listed on the Act to be referred to DPIPWE for advice. In the absence of being in a position to issue a permit under Section 51 of the Act, DPIPWE's Policy & Conservation Advice Branch (PCAB) may make recommendations to a development proponent in regard to managing habitat of threatened species and/or may endorse or comment on proposed offset/mitigation strategies. Whether Council seeks such advice from PCAB (DPIPWE) or not is an internal matter. In my opinion, the proponent has offered an offset/mitigation strategy in relation to threatened vegetation and potential habitat of the swift parrot that should be strongly endorsed by all parties because it will result in a headwater to sea reserve along Lambert Rivulet connecting several reserves and will include substantial areas of habitat for the swift parrot (and other threatened fauna species). I rarely encounter such well-considered land use proposals that far exceed nominal benchmarks set under different planning systems (e.g. 5% public open space, ratios of 5:1, etc.).

Weeds

The NBES (2005) report is comprehensive with respect to both declared weeds (under the Tasmanian *Weed Management Act 1999*) and environmental weeds (other species with potential to become invasive).

Bushfire hazard management

The site assessment of 12 August 2016 was in the company of Hugh Clement (PDA – planning and engineering aspects) and Mark van den Berg (MRH Environment & Resource Planning – bushfire hazard management planning) such that the constraints presented by ecological values could be incorporated into such bushfire hazard management planning. My conclusion was that because of the extensive reserve proposed along Lambert Rivulet that fire management on individual lots could be developed in accordance with present guidelines without the need for specific consideration of individual trees.

Please do not hesitate to contact me if you have further queries.

Yours sincerely

Mupston

Mark Wapstra Senior Scientist/Manager



607-627 Nelson Rd, Mt Nelson

VEGETATION ASSESSMENT

January 5 2005 – CRO02

For P&A Lanzone





Method: Timed Meander Search Procedure¹

Purpose: Subdivision potential is being investigated for 607-627 Neslon Rd, Mt Nelson. *NorthBarker Ecosystem Services* have been contracted to undertake a flora and fauna habitat survey of the property to meet HCC planning requirements. This report is the result of the survey which, as well as presenting the flora and fauna values of the allotment, considers any requirements for a Permit for the disturbance of threatened species and the need for a Forest Practices Plan. This report includes a review of the potential of the site to support threatened species known to occur in the vicinity of the area.

The design of any development plans have not been presented at the stage of undertaking the survey.

In addition to native plant species, all non-native species have been recorded with emphasis on 'declared weeds' listed in the *Weed Management Act 1999* plus any environmental weeds.

Limitations: The survey was undertaken in early summer. Although this is perhaps the optimum time to capture the broadest range of species on site, there are likely to be some species present that could have been overlooked during the survey. These include winter and spring flowering orchids. However all threatened plant species known from the Hobart area are considered in the light of habitat suitability.

Study Area: The size of the study area is approximately 9.1 hectares. It is situated within the 500 mm to 625 mm annual rainfall zone. The geology is Jurassic dolerite supporting fertile clay rich soils soils with significant surface rocks and underling bedrock exposed in some locations content. The study area occurs in the Tasmanian South East bioregion.

Site Description: The property is located just off the northern ridge of Mt Nelson. It includes the headwaters of Lambert Rivulet and associated upper slopes. Aspect is generally northerly and varies from northwest through to north-easterly.

The property is entirely characterised by native bushland although the western end has been utilised for horse grazing for many years which has impacted on the structure and floristics. Existing residences adjoin the property to the east and south generally up slope. Downslope it is contiguous with an extensive area of bushland that includes a Council Reserve to the north. There is a small Council Reserve adjacent to the Nelson Rd end of the property that is used to house a sewerage pumping station.

Native Vegetation: The vegetation mapping for the study area is correctly shown on the Hobart City Council Vegetation Map. The study area supports two native vegetation communities – Black Gum (*E. ovata*) shrubby forest and White Peppermint (*E. pulchella*) grassy forest.

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This document is one of the documents relevant to the application for a planning North Barker Fcosystem Serge0354-01 and was received on the 27 March 2014.

Planning Authority: Hobart City Council

¹ Goff et al, 1982



The communities are assigned to the following TASVEG community and are discussed as follows:

OV – Shrubby Eucalyptus ovata forest

This is associated with the moist environments around the Lambert Creek and an unnamed tributary occupying 2.4 ha. It also includes the slopes adjoining Nelson Rd where stringybark (*E. obliqua*) is sub dominant and there is a more open understorey similar to the *E. pulchella* dominated grassy forest. Generally this community is characterised by a secondary tree / tall shrub layer of blackwood (*Acacia melanoxylon*), prickly mimosa (*A. verticillata*) and banksia (*B. marginata*). A dense ground shrub layer includes Parrot bush (*Goodenia ovata*) and manuka (*Leptospermum scoparium*). Sword sedge (*Lepidosperma elatius*) is a dominant ground cover. Blackberry is common forming scattered patches throughout the community and regionally.

2

E. ovata forest is classified as the highest level of threat - endangered at both statewide and bioregional level. Favoured habitat is associated with floodplains and fertile PPLICATION alluvial soils consequently it has suffered significantly to land clearance. Less that NT

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13000 ha remain in Tasmania representing approximately 7% of the original pre European extent. Of 3250 ha mapped in the Southeast bioregion only 206 ha are protected in conservation reserves. The HCC vegetation map identifies 31 ha of *E. ovata* forest/woodland in Hobart of which 11 ha are protected in public reserves.



Plate 1. Black gum (E. ovata) forest -

P – Eucalyptus pulchella forest

This dominates the vegetation on the property occupying 2.4 ha and is widespread on the dolerite hills of Mt Nelson. The example is richly diverse including Blue Gum (*E. globulus*) and Black Gum (*E. ovata*) as subdominants. Secondary trees ands shrubs include She oak (*A. verticillata*) on the driest and steepest slopes, notably in the northwest corner, prickly box (*Bursaria spinosa*), bull oak (*A. littoralis*), native cherry (*Exocarpos cupressiformis*), blanket leaf (*Bedfordia salicina*). Prominent low shrubs include prickly beauty (*Pultenaea juniperina*), rice flower (*Pimelea nivea*), daisy bush (*Olearia ramulosa*) and typical prostrate shrubs of this community such as *Astroloma humifusum*, *Lissanthe strigosa*, *Acrotriche serrulata*, *Pimelea humilis*, *Bossiaea prostrata* and *Hibbertia hirsuta*. A diverse herb layer includes a moderately dense range of grasses and graminoids plus a variety of herbs. A full list of the floristic composition of each community is provided in Appendix 1.

This facies of *E. pulchella* forest is significant for the prominence of blue gum (*E. globulus*) which is co-dominant in places.

This community is widespread and common state-wide with 152000 ha mapped representing 76% of its pre European extent. In the Southeast Bioregion there are 143000 ha of which 32000 ha are protected in reserves. In Hobart there are 886 ha mapped of which 376 ha are protected in reserves.

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Planning Authority: Hobart City Council



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Plate 2. White Peppermint (E. pulchella) forest

Table 1: Vegetation Communities within the study area:

Equivalent described floristic community ²	Equivalent Mapped TASVEG Community	State-wide Conservation Priority	Regional Conservation Priority ³			
	Grassy and Shrubby E. ova	ata forest				
DRY-gOV Grassy <i>E. ovata</i> forest DRY-shOV Shrubby <i>E. ovata</i> forest	Shrubby <i>E. ovata</i> forest OV	Endangered Inadequately reserved	Endangered Inadequately reserved			
Eucalyptus pulchella forest						
DRY-gPUL – Grassy <i>E. pulchella</i> forest	<i>E. pulchella/ E. globulus/ E. viminalis</i> grassy shrubby dry sclerophyll forest P	Not threatened adequately reserved	Not threatened adequately reserved			

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² Kirkpatrick et al 1995, North et al 1998

³ CARSAG 2003



Planning Authority: Hobart City Council



Plant Species Recorded: A total of 141 species were recorded (including 30 introduced species) - full species list given at the end of the report.

No vascular plant species of National conservation significance, listed in the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* were recorded.

One vascular plant species of state conservation significance listed on schedule 5 (rare) of the *Tasmanian Threatened Species Protection Act 1995* was recorded - tall wallaby grass (*Austrodanthonia procera*). The population is small given that it was recorded from only a single location. Accurate measurement of population numbers was not possible due to the timing of the survey. It is likely to be in the high 10s to low hundreds. Native grasses were just commencing flowering and the distinctive characteristics of this species are not obvious at the time of survey. There are other species of superficially similar wallaby grasses on the property. Positive identification requires the presence of flowering material necessary to distinguish it from other similar species of wallaby grass.

The presence of tall wallaby grass - *Austrodanthonia procera* is unsurprising. The author has recorded it from many properties in Hobart and particularly in the Mt Nelson area. It has been documented from 45 locations of which nearly half (21) occur on land managed by Hobart City Council⁴. It is also widespread in the Meehan Range where it has been recorded form several reserves. Elsewhere there are scattered records from the Midlands and East Coast. This plant is reserved in East Risdon State Reserve, Meehan Range Conservation Area, and several council reserves including The Domain, Knocklofty Reserve, Ridgeway Reserve, and Waverly Flora Park.

Species	Conservation Status ⁵		Observations/Comments
	State	National	
<i>Austrodanthonia procera</i> Tall wallaby grass	Rare	-	Recorded during this survey
<i>Austrodanthonia popinensis</i> Roadside wallaby grass	Endangered	Endangered	Recorded from University Reserve. Not present in study area
<i>Carex gunniana</i> Mountain sedge	Rare	-	Potential habitat in association with the creeklines but not observed
<i>Carex tasmanica</i> Curly Sedge	-	Vulnerable	Potential habitat in association with the creeklines but not observed
<i>Cynoglossum australe</i> Australian hound's tongue	Rare	-	Marginal habitat – this is a species of coastal environments and dry rocky hillsides
<i>Euphrasia scabra</i> Yellow eyebright	Endangered	-	Historic records only from area. Not observed, but likely to be outside flowering season
Genoplesium nudum	Rare	-	Not observed although outside

Table 2: Significant Plant species previously recorded in the vicinity (5km radius) of the study area and within similar habitat.

Planning Authority: Hobart City Council

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⁴ North Barker 2004

⁵ Tasmanian Threatened Species Protection Act 1995, Commonwealth Environment Protection and Biodiversity Conservation Act MENT 1999.

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Species	Conservatio	n Status	Observations/Comments
P	anniStateutho	rityNational Ci	y Council
Tiny midge orchid			flowering period
<i>Juncus amabilis</i> Gentle rush	Rare	-	Potential habitat in association with the creeklines but not observed
<i>Lepidium hyssopifolium</i> Basalt peppercress	Endangered	Endangered	Not recorded and unlikely to have been overlooked
<i>Lepidium pseudotasmanicum</i> Shade peppercress	Rare	-	Known from a nearby locations but not observed.
Scleranthus brockiei Brock knawel	Rare	-	Dry open habitat. Possibly suitable habitat present, although unlikely to have been overlooked.
<i>Scleranthus fasciculatus</i> Spreading knawel	Vulnerable	-	Marginal habitat this species is more typically associated with deeper soils. Not observed and unlikely to have been overlooked.
Senecio squarrosus Leafy groundsel	Rare	-	Potential habitat but not observed. This species responds to fire and is known form nearby sites of similar habitat so there is a reasonable chance of its occurrence
<i>Vittadinia muelleri</i> Narrow leaf New Holland daisy	Rare	-	Not observed potential habitat limited to rock plate habitats which were targeted in survey



Introduced Plants:

Planning Authority: Hobart City Council

The property includes a number of typical environmental weeds known to occur throughout bushland on Mt Nelson. Many of these are scattered at moderately low densities as being bird sown introductions from nearby gardens. Most alarming is an apparent proliferation of a heath species – *Erica arborea*. Although the author has been aware of localised infestations of this species on Mt Nelson it appears to be 'on the move' and has the potential to be a serious environmental weed that would impact on the management of the nearby Skyline Reserve.



Tree Heath Erica arborea

Blackberry (*Rubus fruticosus*) is widespread and locally prominent within the moist soils associated with the drainage lines where it forms some large patches up to 10m across.

This species is listed as a 'declared weed' under the *Weed Management Act 1999 Section 9.* Other declared weeds recorded include Boneseed (*Chrysanthemoides monilifera*), English Broom (*Cytisus scoparius*), Canary Broom (*Genista monspessulana*), Fennel (*Foeniculum vulgare*) and Spanish Heath (*Erica lusitanica*).

Other notable environmental weeds include Montbretia (*Crocosmia* Xcrocosmiiflora), Bluebell Creeper (Sollya heterophylla), Grevillea hybrids and Cotoneaster spp.

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Swift Parrot (*Lathanus discolor***)** 'Listed as 'endange red both nationally and on a state-wide basis, this is a nectivorous summer visitor that relies primarily on Blue Gum (*Eucalyptus globulus*) and Black Gum (*E. ovata*) during the breeding season. The annual breeding success of the Swift Parrot is related to the timing and abundance of the irregular Blue Gum flowering. The birds also depend upon the more regular flowering Black Gum for foraging. The main threat to this species is habitat loss. One difficulty in curtailing the loss of habitat is the incremental nature of the loss as many large and small stands are cleared independently for various reasons over time. The sum of combined small losses is significant.

The Swift Parrot's core foraging and breeding habitat is largely in the south east of Tasmania but also in parts of the north. *E. ovata* and *E. globulus* trees in the study area are an important foraging habitat for the Swift Parrot. Birds were recorded on the property foraging in blue gums during the survey. They are known to be frequent visitors to blue gums just to the north of the property and nest in a gully behind Hobart College.

Blue Gums *E. globulus* are widespread across the property. Black gums *E. ovata* are abundant along the drainage lines but also extend into *E. pulchella* forest in the south west portion of the property.

Species	Conservation Status ⁶		Observations/Comments
	State	National	
Tasmanian Masked Owl Tyto novaehollandiae castanops	Endangered	-	Suitable habitat – may be present. Very remote chance of breeding habitat may utilise habitat for hunting.
Swift Parrot <i>Lathamus discolor</i>	Endangered	Endangered	The Blue gums and black gums provide core foraging habitat and potentially suitable nesting trees appear to be present.
Grey goshawk Accipiter novae-hollandiae	Endangered	-	Low suitability. No breeding habitat present but casual visitation possible.
Forty- spotted pardalote Pardalotus quadragintus	Endangered	Endangered	Core habitat is <i>Eucalyptus viminalis</i> . No such trees were observed during the survey. Nearest known colony in Taroona although they are regular visitors to Lambert Gully downstream of the property.
Spotted-tailed quoll Dasyurus maculatus	Rare	Vulnerable	Has been recorded within the last 12 years from within 5 km of the study area. However because of the site's close proximity to residential areas, it is not likely to be of highly favourable habitat for this species.

Table 2: Significant Animal species previously recorded in the vicinity (5km radius) of the study area and within similar habitat.

Potential of site for contributing to conservation:

The location of the property is of strategic significance from a conservation perspective. It incorporates the headwaters of Lambert Gully which is mostly located

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within the HCC managed Skyline Reserve. It includes significant forest community habitat for one listed plant species and a number of foraging trees for the Swift Parrot.

The presence of the rare plant species Tall wallaby Grass (*Austrodanthonia procera*) is not regarded as highly significant in the overall conservation context of this species.

An assessment of flora and fauna conservation values throughout Hobart that considered the implications to Council planning decisions identified seven plant species (that include *A. procera*) listed in the TSPA 1995 that are common and well reserved in the municipality. It suggested that:

"It is unlikely that a planning application for a site that was found to support any these species should be refused outright on the basis of their occurrence".⁷

The site includes core foraging habitat for the swift parrot (*Lathamus discolor*). Of particular significance are the black gums (*E. ovata*) and the larger canopy blue gums.

Eucalyptus ovata forest is arguably one of the most significant forest communities in the State and is currently very poorly captured in public reserves. The community on site is in moderately good condition and structurally intact although it has some weed infestations.

Overall the site can make a contribution to conservation. The presence of a significant area of dry forested vegetation in relatively good condition and in close proximity to Hobart would provide a refuge for a number of plant and animal species. This property has been recommended in the Skyline Reserve Management Plan for acquisition into the existing reserve system in the area ⁸



Grazing removes understorey, and prevents tree regeneration

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Planning Authority: Hobart City Council

⁷ North Barker 2004

⁸ HCC 1998

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Long term grazing eliminates the understorey which ultimately is replaced with exotic pasture grasses and weeds



Left – impact of recent short term grazing Right – long term grazing all exotic pasture grasses and weeds

Comment of impact of subdivision:

The design of any subdivision proposal has not been developed at this stage and so comments can only be generalised rather than specific.

The impact of any subdivision will depend on the extent of bushland clearance of the lots. Clearance, weed spread, predation by pets and effluent spread could all impact on the biological values. The most significant impact is the potential loss of the foraging habitat of the swift parrot.

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There is however opportunity through the planning approvals process to achieve an outcome that secures the most significant areas for conservation. The current practice of horse grazing, perfectly acceptable within the current zoning has destroyed much of the conservation values of one small area and these impacts have been extended in recent times to new areas which will ultimately themselves be degraded. The understorey is replaced with pasture species and weeds and the processes of natural recruitment are prevented resulting in the long term decline and ultimate loss of native vegetation from the system. It would be preferable to lose a portion of the vegetation to residential development to ensure certain security for the balance.

The presence of swift parrot foraging habitat within close proximity to residences can result in an increased bird strike hazard resulting from collisions with fences and windows. Any additional housing potentially increases this risk although guidelines developed to minimise this hazard would reduce the risk.

Foraging habitat is widespread throughout the property in the form of blue gums and black gums.

Detailed mapping of the locations of foraging trees would be necessary to determine the extent of this habitat and the scale of any impacts.

Legislative Implications

The swift parrot is listed as endangered under the Commonwealth Environment Protection and Biodiversity Act 1999. Any losses of blue gums or black gums will require referral to Dept of Environment and Heritage (DEH) in Canberra before any action takes place which could affect the local habitat or individuals of this species. A development that involves the loss of any trees should be determined as a 'controlled action' and a proposition to offset any losses should be presented to ensure that DEH support the proposal and provide the necessary permit.

Likewise the swift parrot is listed as endangered on the schedules of the Tasmanian Threatened Species Protection Act 1995. It would be worthwhile first gaining support from the Unit of the proposal. It is likely that DEH will consult the TSU for their view on the proposal.

A 'permit to take' will need to be applied for at the Threatened Species Unit, DPIWE to disturb the potential habitat of the parrot. The TSU are understood to be developing guidelines for offset conservation. In the meantime a benchmark of 5:1 is sought whereby 5 times the number of plants to be affected is to be protected for conservation. Ideally these trees should be identified on site.

Any impacts to threatened plant species Tall Wallaby Grass (A. procera) listed under the TSPA will require a similar permit from TSU. Recognising the adequate conservation of this plant species in the Hobart area it is likely that a good and supported outcome for the swift parrot would override concerns for this species. It is likely that any land secured will include habitat for this species.

There are six weed species listed as 'declared weeds' under the Weed Management Act 1999. They are subject to management plans under the Act. All of the six species have widespread infestations in Hobart Municipality which is classed as Zone B for them and as a result containment is the objective which includes prevention of spread from the municipality, spread to other properties and spread to properties containing threatened plant communities and threatened flora and fauna species. Properties containing these weeds should quarantine all things likely to carry the weed leaving PPLICATION the property such as machinery and footwear. Soil, gravel and rubbish leaving the NT

Planning Authority: Hobart City Council

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property should be sourced from sites not containing the weed. These actions are part of a policy of implementation a local integrated management plan.

Properties containing these weeds are potential subject to the directives of the Regional Weed Management Officer. For further information on weed control, the DPIWE weed management strategies should be consulted.

The Land Use Planning and Approvals Act 1993 (LUPA) states that 'in determining an application for a permit, a planning authority must (amongst other things) seek out the objectives set out in Schedule 1 ⁹

Schedule 1 includes 'The objectives of the Resource Management and Planning System of Tasmania' which are (amongst other things):

'To promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity'

Sustainable development includes 'avoiding, remedying or mitigating any adverse effects of activities on the environment' ¹⁰

The positive approach to achieving the best long term conservation outcome for the property should be a driver in the planning approvals process. The opportunity provided through this project to ensure positive conservation management for the most significant values on the property should be taken. The consideration of adequate offsets for any incurred losses to secure the most significant areas for conservation should be sought.

Changes to the *Forest Practices Act 1997 and Regulations* introduce in January 2002¹¹ require a Forest Practices Plan (FPP) where the clearing of forest is in excess of 1 hectare or 1 tonne of timber. Refer Appendix 3. Areas that conform to 'vulnerable land' as defined by the legislation require a Forest Practices Plan even for the harvesting of a single tree. Any vegetation within 10m of the drainage lines, or within the vicinity of threatened species habitat – tall wallaby grass or swift parrot foraging habitat will require an FPP.

Under a Bilateral Agreement¹² with the Commonwealth of Australia, linked to the extension of the Natural Heritage Trust, the Tasmanian Government has committed to a review of the Permanent Forest Estate Policy which is to include changes to the *Forest Practices Act 1985* that will :

'Prevent the clearance and conversion of all rare, vulnerable and endangered forest communities on private and public land except... 'in exceptional circumstances, where the conversion will not substantially detract from the conservation of that forest community or conservation values within the immediate area'¹³.

Eucalyptus ovata forest is an endangered community and as such is affected by this 'moratorium'. It is unlikely that a Forest Practices Plan could be obtained for development that affects areas supporting this community. Other bushland within the property is not affected by this moratorium, however the threatened species

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received on the 27 March 2014.

⁹ section 51(2) (b) – Part 4 Enforcement of Planning Control – Division 2 Development Control LUPA 1993

¹⁰ page 56 - LUPA 1993

¹¹ Forest Practices Board 2002

¹² Commonwealth of Australia / State of Tasmania 2003

¹³ section 116 and 119 (Commonwealth of Australia / State of Tasmania 2003)



Heritage before a FPP could be certified.

Fire Management:

Incumbent with the achievement of residential development in bushland is a need to ensure that the risk of fire damage meets requirements set out by the Tasmania Fire Service. Guidelines developed by the Fire Service include the establishment of a *Building Protection Zone* and a *Fuel Modified Buffer Zone*. Fuel levels in both zones require active management. This can have a significant impact upon the integrity of the vegetation and upon biodiversity values and potential for natural recruitment in the long term. There is a challenge reconciling bushfire hazard minimisation with the protection and maintenance of biodiversity values in bushland areas. Residential development at this site even on a small scale could result in broader impacts to the adjacent bushland to meet any bushfire hazard minimisation requirements. A fire management plan should be developed that identifies a prescription for management of bushland for retention that is designed to ensure the best viability of the vegetation and include measures to allow for recruitment in the long term.

Mitigating Impacts:

The current situation within the property provides no long term security or certainty for the conservation of existing biodiversity values. These values are present through benign neglect rather than through any management intent. The ongoing proliferation of environmental weeds, not least *Erica arborea* which this author believes is potentially a very serious future weed, presents a broader dilemma to the management of bushland across Mt Nelson. Furthermore there is currently nothing to prevent the landowner choosing to manage the property in a manner that is consistent with the existing Planning Scheme but which causes long term degradation of the values. The degrading impacts of horse grazing is graphically shown on this property. The approval of a development application consequently could therefore present an opportunity to secure the long term conservation of some of better quality parts of the property which are also the most strategically important relative to surrounding bushland.

The importance of maintaining existing trees wherever possible needs to be stressed. It will be many years before planted trees reach a size and maturity that allows flowering to provide a worthwhile food source for the swift parrot. It is thought that blue gums reach their most prolific flowering when they are 400mm in diameter or larger.

The potential opportunity to secure parts of this property for conservation and improve its management which would also contribute to improving the conservation value of the adjoining bushland reserve suggests there is a clear potential to achieve a positive outcome for conservation.

The development application should clearly identify the extent of bushland clearance and quantify the number of trees that will be affected and the number (proportion) that can be secured for conservation to offset these losses.

> DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning North Barker From Server 100354-01 and was received on the 27 March 2014.

Planning Authority: Hobart City Council



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Planning Authority: Hobart City Council

DEVELOPMENT APPLICATION DOCUMENT

	DEVELOPMENT APPLICATION DOCUMENT	
	This document is one of the documents relevant to the application for a planning permit No. PLN-14-01177-01 and was	607-627 Nelson Rd, Mt Nelson Flora and Fauna Habitat Assessment 5_01_05
Appendix 1 – F	Plant Communities	
	Planning Authority: Hobart City Council	
DRY gOV – Gra	assy <i>E. ovata</i> forest	
Grid Reference: Accuracy: Recorder: Date of Survey:	527420E, 5247258N within 50 metres Andrew North 15 Dec 2004	
Trees:	Acacia melanoxylon, Allocasuarina littoralis, Bursaria	spinosa, Eucalyptus obliqua,
Tall Shrubs:	Eucalyptus ovata, Eucalyptus pulchella Acacia dealbata, Acacia verticillata verticillata, Banks scoparium scoparium	sia marginata, Leptospermum
Shrubs:	Cotoneaster glaucophyllus, Daviesia ulicifolia ulicifolia strictus, Goodenia ovata, Pultenaea iuniperina, Rubu	a, Epacris impressa, Exocarpos Is fruticosus
Low Shrubs:	Lissanthe strigosa, Pimelea humilis	
Herbs:	Acaena echinata, Acaena ovina velutina, Arthropodiu Foeniculum vulgare, Geranium potentilloides, Gonoca Hypericum gramineum, Leptorhynchos nitidulus, Oxa Plantago lanceolata, Plantago varia, Prunella vulgaris minor, Senecio glomeratus, Senecio quadridentatus, officinale, Veronica gracilis, Vicia sativa nigra, Wahle	ım milleflorum, Dianella revoluta, arpus tetragynus, Goodenia lanata, alis perennans, Picris angustifolia, s, Ranunculus lappaceus, Sanguisorba , Stylidium graminifolium, Taraxacum nbergia gymnoclada
Graminoids:	Carex breviculmis, Diplarrena moraea, Lepidosperma Schoenus apogon	a laterale, Lomandra longifolia,
Grasses:	Agrostis capillaris, Arrhenatherum elatius bulbosum, glomerata, Deyeuxia quadriseta, Dichelachne crinita, rodwayi, Poa sieberiana, Themeda triandra	Austrostipa pubinodis, Dactylis Lachnagrostis aemula aemula, Poa
Climbers:	Billardiera longiflora longiflora, Cassytha pubescens,	Sollya heterophylla

DRY-shOV - Shrubby E. ovata forest

Grid Reference: Accuracy: Recorder: Date of Survey:	527477E, 5247485N within 50 metres Andrew North 15 Dec 2004
Trees:	Acacia melanoxylon, Eucalyptus ovata
Tall Shrubs:	Acacia verticillata verticillata, Banksia marginata, Leptospermum scoparium scoparium, Ozothamnus ferrugineus
Shrubs:	Cassinia aculeata, Coprosma quadrifida, Exocarpos strictus, Goodenia ovata, Olearia glandulosa, Rubus fruticosus
Herbs:	Acaena novae-zelandiae, Pratia pedunculata, Veronica gracilis
Graminoids:	Juncus articulatus, Juncus subsecundus, Lepidosperma elatius
Grasses:	Holcus lanatus, Poa tenera

DRY-gPUL - Grassy E. pulchella forest

Grid Reference:	527560E, 5247691N within 50 metres		
Recorder:	Andrew North		
Date of Survey:	15 Dec 2004		
Trees:	Allocasuarina littoralis, Allocasuarina verticillata, Bursar globulus, Eucalyptus pulchella	ia spinosa, Eucalyptus globulus	
Tall Shrubs:	Bedfordia salicina, Exocarpos cupressiformis, Leptospe	rmum scoparium scoparium	
Shrubs:	Acacia genistifolia, Bossiaea prostrata, Epacris impressa, Exocarpos strictus,		
	Leptecophylla divaricata, Olearia ericoides, Olearia ram juniperina	ulosa, Pimelea nivea, Pultenaea	
Low Shrubs:	Acrotriche serrulata, Astroloma humifusum, Hibbertia hi Phyllanthus australis, Pimelea humilis	rsuta, Lissanthe strigosa,	
Herbs:	Acaena echinata, Arthropodium milleflorum, Brachyscol	me spathulata glabra, Bulbine glauca	
	Centaurium erythraea, Dianella brevicaulis, Dianella rev	oluta, Gastrodia sesamoides, LICATION	
	Gonocarpus tetragynus, Goodenia lanata, Helichrysum	scorpioides, Hypochoeris radicata,	
	Leptorhynchos nitidulus, Leptorhynchos squamatus, Lin	um marginale, Microseris lanceolata, This document is one of the documents	
		relevant to the application for a planning	
		North Barker Ecosystem Services	

relevant to the application for a planning permit with Batker Fassyster Services d was received on the 27 March 2014.

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	This document is one of the documents relevant to the application for a planning permit No. PLN-14-01177-01 and was607-627 Nelson Rd, Mt Nelson Flora and Fauna Habitat Assessment
	Plantago varia, Senecio glomeratus, Solenogyne dominii, Sphaerolobium minus, Thelymitra peniculata, Wahlenbergia gymnoclada
Graminoids:	Carex breviculmis, Diplarrena moraea, Lepidosperma curtisiae, Lepidosperma laterale, Lomandra longifolia, Schoenus apogon
Grasses:	Austrodanthonia caespitosa, Austrodanthonia procera, Austrostipa semibarbata, Deyeuxia quadriseta, Dichelachne rara, Lachnagrostis aemula aemula, Poa rodwayi, Themeda triandra
Climbers:	Cassytha pubescens, Comesperma volubile

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Planning Authority: Hobart City Council

Name	Common	name Status
i - introduced en - endemic to Tasmania t - within Australia, occurs on	EPBC Act 1999 C - critically endangered E - endangered ly in Tas. V - vulnerable	e - endangered v - vulnerable r – rare
ORIGIN	NATIONAL SCHEDULE	STATE SCHEDULE
Status codes:		
	Planning Authority: Hobart City Cou	uncil
Appendix 2. Vascular	plant Species list	
	permit No. PLN-14-01177-01 and v	vas 5_01_05
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DEVELOPMENT APPLICATION

DICOTYLEDONAE

APIACEAE

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Foeniculum vulgare	fennel, aniseed, dill	i
ASTERACEAE		
Bedfordia salicina	tasmanian blanket leaf	en
Brachyscome aculeata	hill or coarse daisy	
Brachyscome spathulata glabra	blue daisy	
Cassinia aculeata	dolly bush	
Chrysanthemoides monilifera monilifera	boneseed	i
Cirsium vulgare	spear thistle	i
Helichrysum scorpioides	curling everlasting	
Hypochoeris radicata	cat's ear	i
Leptorhynchos nitidulus	shiny buttons	
Leptorhynchos squamatus	scaly buttons	
Microseris lanceolata	native dandelion	
Olearia ericoides	heathy daisy bush	en
Olearia erubescens	daisy bush	
Olearia floribunda	heath daisy bush	
Olearia glandulosa	swamp daisy bush	
Olearia phlogopappa	dusty daisy bush	
Olearia ramulosa	twiggy daisy bush	
Ozothamnus ferrugineus	tree everlasting	
Ozothamnus scutellifolius	scale-leaf everlasting	en
Picris angustifolia	hawkweed ox-tongue	
Senecio glomeratus	fireweed	
Senecio quadridentatus	cotton fireweed	
Solenogyne dominii	flat-herb, flatweed	
Taraxacum officinale	common dandelion	i
CAMPANULACEAE		
Pratia pedunculata	matted pratia	
Wahlenbergia gymnoclada	naked bluebell	
CASUARINACEAE		
Allocasuarina littoralis	black sheoak, bulloak	

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	DEVELOPMENT APPLICATION		
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	relevant to the application for a plan	ning	Flora and Fauna Habitat Assessment
	received on the 10 October 2014	as	<u>5_01_05</u>
Name		lame	Status
Allocasuarina verticiliata	Planning Authority: Hobsneoaky uww	nng sneoak	
CLUSIACEAE			
Hypericum gramineum	small st. johns	s wort	
DILLENIACEAE			
Hibbertia hirsuta	hairy guinea-f	lower	en
EPACRIDACEAE			
Acrotriche serrulata	ant's delight		
Astroloma humifusum	native cranbe	rry	
Epacris impressa	common heat	h	
Leptecophylla divaricata	divaricate che	eseberry	en
Leucopogon virgatus virgat	us common bear	d-heath	
Lissanthe strigosa	peach berry		
FRICACEAE			
Erica arborea	tree heath, br	uyere, heath	i
Erica lusitanica	spanish heath	1	i
Phyllanthus australis	austral spurge	÷	
FABACEAE Rossiaea prostrata	creeping boss	elapa	
Outique econarius	english broom	naca	i
Daviesia ulicifolia ulicifolia	spiky bitterpe	- -	·
	arey parrot pe	х 20	
	capary broom	a	i
	prickly beauty		·
Spheerolohium minus	globe pea		
Vicia sativa niora	narrow leaver	vetch vetch	h tara i
	nurrow rouvou		
GENTIANACEAE	common cont		÷
Centaurium erytmaea	common cena	aury	1
GERANIACEAE			
Geranium potentilloides	mountain gera	anium	
Geranium solanderi	austral cranes	bill	
GOODENIACEAE			
Goodenia lanata	native primros	е	
Goodenia ovata	parrot's food,	hop goodeni	а
HALORAGACEAE			
Gonocarpus tetragynus	common rasp	wort	
LAMIACEAE			
Prunella vulgaris	heal-all, self-h	eal	DOCUMENT
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Planning Authority: Hobart City Council

received on the 27 March 2014.

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	relevant to the a	application for a planning	607-627 Nelson Rd, Mt Nelson Flora and Fauna Habitat Assessment
	permit No. PLN	-14-01177-01 and was	5_01_05
Name	received on the	^{10 October 2014} Common name	Status
LAURACEAE	Planning Autho	rity: Hobart City Council	
Cassytha pubescens		hairy dodder-laurel	
LINACEAE			
Linum marginale		wild or native flax	
MIMOSACEAE			
Acacia dealbata		silver wattle	
Acacia genistifolia		spreading or early wattle	
Acacia melanoxylon		blackwood	
Acacia stricta		hop wattle	
Acacia verticillata verticil	llata	prickly mimosa	
MYRTACEAE			
Eucalyptus globulus glob	bulus	tasmanian blue gum	
Eucalyptus obliqua		stringybark	
Eucalyptus ovata		black gum	
Eucalyptus pulchella		white peppermint	en
Leptospermum scopariu	m scoparium	manuka	
OXALIDACEAE			
Oxalis perennans		native wood-sorrel	
PITTOSPORACEAE			
Billardiera longiflora long	iflora	purple apple-berry	
Bursaria spinosa		prickly box, blackthorn	
Pittosporum bicolor		cheesewood	
Pittosporum crassifolium	,	karo	i
Sollya heterophylla		bluebell creeper	i
PLANTAGINACEAE			
Plantago lanceolata		common plantain	i
Plantago varia		variable plantain	
POLYGALACEAE			
Comesperma volubile		blue love creeper	
PROTEACEAE			
Banksia marginata		silver banksia, honeysuc	kle
Grevillea rosmarinifolia		grevillea	i
Grevillea sp.		grevillea hybrid	i
Grevillea victoriae		grevillea	i
Lomatia tinctoria		guitar plant	en
RANUNCULACEAE			
Ranunculus lappaceus		common buttercup	

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Planning Authority: Hobart City Council

DEVELOPMENT APPLICATION DOCUMENT

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607-627 Nelson Rd, Mt Nelson Flora and Fauna Habitat Assessment 5_01_05

Name

Common name Planning Authority: Hobart City Council

Status

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Lepidosperma laterale	DEVELOPMENT APPLICATION
Lepidosperma elatius	tall sword-sedge
Lepidosperma curtisiae	sedge
Isolepis crassiuscula	alpine club-rush
CYPERAGEAE Carex breviculmis	sedae
MONOCOTYLEDONAE	
Viola hederacea	ivy-leaf violet
VIOLACEAE	
Pimelea nivea	round-leaf rice-flower, cotton bush en
Pimelea humilis	common or dwarf rice-flower
THYMELAEACEAE	
STYLIDIACEAE Stylidium graminifolium	common trigger plant
Veronica gracilis	slender speedwell
SCROPHULARIACEAE	
Dodonaea viscosa spatulata	broadleaf hop-bush
SAPINDACEAE	
Exocarpos strictus	dwarf cherry, pale fruit ballart
Exocarpos cupressiformis	native cherry
SANTALACEAE	
Philotheca verrucosa	fairy wax-flower
Correa reflexa reflexa	common correa
Boronia pilosa pilosa	hairy boronia
RUTACEAE	
Coprosma quadrifida	native currant
RUBIACEAE	
Sanguisorba minor	salad burnet i
Rubus fruticosus	blackberry, bramble i
Crataegus monogyna	hawthorn, i
Cotoneaster sp.	cotoneaster i
Cotoneaster glaucophyllus	grey-leaved cotoneaste i
Cotoneaster franchetii	cotoneaster i
Acaena ovina velutina	sheep's burr
Acaena novae-zelandiae	buzzy, biddy-widdy
Acaena echinata	sheeps burr
ROSACEAE	

Planning Authority: Hobart City Council

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. PLN-14-01177-01 and was received on the 10 October 2014 Common name

607-627 Nelson Rd, Mt Nelson Flora and Fauna Habitat Assessment 5_01_05

Status

Schoenus apogon

Name

Planning Authority: Hobcommon onfluke bog-rush

IRIDACEAE		
Crocosmia Xcrocosmiiflora	montbretia	i
Diplarrena moraea	white flag iris, butterfly iris	
JUNCACEAE		
Juncus articulatus	rush, jointed rush	i
Juncus subsecundus	finger rush	
LILIACEAE		
Arthropodium milleflorum	pale vanilla-lily	
Bulbine glauca	bluish bulbine-lily	
Dianella brevicaulis	flax lily	
Dianella revoluta	black-anther flax-lily	
Dianella tasmanica	blue berry, tasman flax-lily	
ORCHIDACEAE		
Gastrodia sesamoides	potato orchid	
Microtis unifolia	common onion orchid	
Thelymitra ixioides	spotted sun orchid	
Thelymitra peniculata	sun orchid	
POACEAE		
Agrostis capillaris	brown top bent grass	i
Arrhenatherum elatius bulbosum	bulbous oat grass	i
Austrodanthonia caespitosa	common wallaby-grass	
Austrodanthonia procera	tall wallaby grass	r
Austrodanthonia setacea	bristle wallaby-grass	
Austrostipa pubinodis	tall spear-grass	
Austrostipa semibarbata	fibrous spear-grass	
Austrostipa stuposa	corkscrew spear-grass	
Dactylis glomerata	cocksfoot, orchard grass	i
Deyeuxia quadriseta	reed bent grass	
Dichelachne crinita	long-hair plume-grass	
Dichelachne rara	scarce plume-grass	
Holcus lanatus	velvet grass, yorkshire fog grass	i
Lachnagrostis aemula aemula	blown grass	
Poa rodwayi	rodway's poa	
Poa sieberiana	tussock or snow grass	
Poa tenera	slender tussock grass	
Themeda triandra	kangaroo grass	

XANTHORRHOEACEAE Lomandra longifolia

sagg

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DEVELOPMENT APPLICATION DOCUMENT

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This document is one of the documents relevant to the application for a planning Flora and Fauna Habitat Assessment permit No. PLN-14-01177-01 and was received on the 10 October 2014.

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APPENDIX 3 - LAND CLEARING REGULATIONS

Planning Authority: Hobart City Council Forest Practices Board, 2001 – Information Sheet on Land Clearing - From: www.fpb.tas.gov.au.

Any forest area in excess of 1 ha or 100 tonnes of timber (which ever is the lesser) per year on nonvulnerable land upon any one property will require a Forest Practices Plan (FPP). This will apply even if no commercial wood is produced.

"Forest" clearing includes any woody vegetation, whether seedling or mature, that has a potential height of 5m or more.

Clearing will not be permitted on defined vulnerable land (see definition below) such as streamside reserves, machinery exclusion zones, drainage lines, swamps, habitat clumps or habitat strips. The only exception this will be the guidelines for protection of public safety or to maintain existing infrastructure, up to 5 tonnes of timber per year or 1 hectare (which ever is the lesser) per year on any property.

For the landowner this now means:

To clear land in excess of 1 hectare or 100 tonnes you will need a certified FPP certified by a Forest Practices Officer and yourself as landowner.

The protection of vulnerable land is regarded as a duty of care.

Vulnerable land includes land that-

- Is within a streamside reserve or machinery exclusion zone as defined in the Forest Practices Code. The Forest Practices Code prescribes the following buffer widths:
 - Class1 river- 40 m either side of stream channel 0
 - Class 2 stream- 30 m either side of stream channel 0
 - Class 3 stream- 20 m either side of stream channel 0
 - Class 4 stream- 10 m either side of stream channel \cap
- Has steep slopes, in excess of the limits prescribed in Table 7 of the Forest Practices Code, 11° to 19° depending on rock type.
- Has high to very high soil erodibility (Appendix 7 Forest Practices Code).
- Contains threatened species.
- Contains vulnerable karst (limestone) soils
- Contains areas of forest reserved from logging under a current or expired FPP.

A FPP is required for any harvesting within vulnerable land except where:

- The owner of the land gives consent; and
- Harvesting of trees is necessary to protect public safety or to maintain existing infrastructure such as roads, fences and buildings; and
- The volume of timber harvested is less than 5 tonnes, or the area less than 1 hectare (whichever is the lesser) on any property in one year.

Other exemptions

- A FPP is not required for the harvesting of timber or the clearing of trees on land for the following purposes-
 - Easements for powerlines 0
 - Gas pipelines 0
 - Public roads 0

Failure to comply with the Forest Practices Act and Forest Practices Regulations can result in substantial penalties. For further information contact any office of Forestry Tasmania, Private Forests Tasmania, forest ompanies or the Forest Practices Board.

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DOCUMENT
This document is one of the documents relevant to the application for a planning permit No. PLN-14-00354-01 and was
orth Barker Ecosystem Services h 2014.

Planning Authority: Hobart City Council



Proposed Subdivision 607 - 627 Nelson Road, Mount Nelson.

Bushfire Management Planning Report

Applicant: PDA Surveyors



June 2018 MRH10690v3

GEO- ENVIRONMENTAL SOLUTIONS 29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au www.geosolutions.net.au

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The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer. Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of MRH Environment & Resource Planning. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, LIST.

Executive Summary

Title reference/s:	250967/1
Address:	607 - 627 Nelson Road, Mount Nelson, Tas
Owner:	P. A. Lanzone
Applicant:	PDA Surveyors
Municipality:	City of Hobart
Zoning:	Residential 2 / Reserved Residential
Planning Scheme	City of Hobart planning Scheme 1982
Land size:	Total ~9.2 Ha
Proposal:	9 lot subdivision plus balance
Bushfire Attack Level	Compliant with provisions of Planning Directive 5.1.

A nine lot plus balance subdivision is proposed for the address described above. The proposal occurs within a bushfire prone area. Statutory instruments require that bushfire management is taken into account through the design and planning process for this sub-division. The proposal has been assessed and has been found to be compliant with all relevant legislation, codes of practice and guidelines, specifically Planning Directive No.5.1 – Bushfire-prone areas Code, AS3959- 2009 Construction of buildings in bushfire-prone areas, incorporating amendments 1, 2 and 3. A Bushfire Hazard Management Plan has been prepared and certified, it accompanies the planning documentation furnished as part of this development application. Part 5 agreements will be required for all lots to ensure that vegetation can be managed in a low threat condition until such time as all lots within the sub-division are developed and classified as low threat.

1.0 Introduction

This Bushfire Management planning report has been completed to form part of supporting documentation for a planning permit application for a proposed nine lot plus balance subdivision. The proposed subdivision occurs in an area that has been identified as being Bushfire-prone.

1.1 Scope

This report was commissioned to facilitate an integrated approach between subdivision and building on a lot, primarily to ensure that sufficient separation of building areas from bushfire-prone vegetation may be achieved. All comment, advice and fire suppression measures are in relation to compliance with the City of Hobart Planning Scheme 1982, Australian Standards AS 3959-2009 Construction of buildings in bushfire-prone areas.

This assessment describes the subject area and surrounding lands in the context of bushfire management for subdivisions and a bushfire threat assessment. The bushfire threat assessment has been completed to inform subdivision design so that appropriate separation distances between individual lots and the bushfire threat can be achieved in addition to other measures to reduce the impact of bushfire on communities.

1.2 Purpose

This Bushfire Management Planning Report (BMPR) is intended to provide information in relation to the proposed subdivision and the bushfire environment in which it is located. It will demonstrate compliance with the relevant planning scheme, specifically the provision of hazard management areas, public access and water supply requirements; determine the required separation distances for achieving potential sites within proposed lots not exceeding BAL-19 using the methodology described in Australian Standard 3959-2009 Construction of buildings in bushfire-prone areas (AS 3959-2009).

1.3 Limitations

A site inspection has been undertaken and report provided on the understanding that: The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered. Management of bushfire hazards will be required as individual lots are developed. This report identifies that each lot is capable of accommodating development not exceeding BAL-19 of *AS3959-2009 Construction of Buildings in Bushfire-prone Areas (AS3959-2009)*, and that access and water requirements for development in bushfire-prone areas are consistent with the requirements of Planning Directive 5.1.

1.4 Authorship

This report has been completed by Mark Van den Berg BSC. (Hons) FPO (planning) of Geo-Environmental Solutions, Accredited Person under Section 60B of the *Fire Service Act 1979*. Accreditation number – BFP-108, scope 1, 2, 3A, 3B, 3C.

1.5 Site inspection/survey

The site was inspected/surveyed on the 18/06/2018 all proposed lots were inspected on the ground using the proposed subdivision layout provided at (appendix 2).



Figure 1. The location of the subject area is outlined in pink and shows the site in a topographical context.

2.0 Site description

2.1 Title

The subject area comprises private land on one title, 607-627 Nelson Road, Mount Nelson, title No. 250967/1. The subject site occurs in the City of Hobart municipal area and is administered through the City of Hobart Planning Scheme 1982 and is zoned Residential 2 and Residential Reserve under this planning scheme, both zones make provision for subdivision (figure 1).

2.2 Topographical context

The subject site occurs on a lengthy, broad north-west – south-east ridge line providing moderate to steep north-easterly aspects, although there is significant micro-topographical variability (figure 1). The area is vegetated with forest vegetation types as defined in AS3959-2009. Adjacent lands to the west and south are predominantly urban in nature with numerous retained patches of native remnant vegetation scattered throughout. Lands to the north and east are undeveloped and pose a significant bushfire threat (figure 2).



Figure 2. The subject area is outlined in pink and shows the site in a local landscape context.

3.0 Proposal

It is proposed that a nine lot plus balance subdivision be developed on the site described as per the proposed plan of subdivision in appendix 1. The proposed development occurs within the Residential 2 and Residential Reserve zones. Access to the lots will be by way of a new cross from a new road and from Nelson Road.

4.0 Bushfire Threat Assessment

This proposal involves the creation of new lots with the intention of residential use.

4.1 Vegetation

Vegetation within the subject area is described as forest (figures 3 and 4) under the classification system found in *AS3959-2009*. This vegetation unit is approximately 8.5 hectares in extent and is contiguous with other forest vegetation types at a landscape scale. Lands to the north and east consist of forest and woodland vegetation types, predominantly under the management of the Hobart City Council. Lands to the south and west contain a mosaic or residential urban style developments with significant native vegetation retained within private lots as well as significant patches of native vegetation remnants (figure 2).



Figures 3 & 4. Lands within and adjacent the proposed subdivision area carry a mosaic cover of grasslands and woodland vegetation with little to no understorey.

4.2 Slope

The effective slope in relation to the individual proposed lots within the subdivision range from 4° downslope to 9° downslope and are variable with regard to aspect. The broader subject area

would be described as moderate and rolling with few dramatic features, slopes would rarely exceed 20° for areas greater than 1 hectare size.

4.3 Assessment

An assessment of the bushfire attack level as per *AS3959-2009* was undertaken for each proposed lot to determine the required width of hazard management areas to yield building areas of not greater than BAL-19 in Table 2.4.4 of *AS3959-2009*. The vegetation present is assessed as, 'forest' and or excluded from the assessment as per AS3959-2009. The Bushfire assessment tables are found in appendix 1.

The assessment has been completed measuring distances from the proposed building areas as shown on the BHMP.

5.0 Results

This bushfire assessment has been completed using the methodology of AS3959-2009 for determining the bushfire attack level for each building area (as shown on the bushfire hazard management plan). The assessment is based on the assumption that land within each lot is managed in a low fuel condition such that it can be assessed as low threat vegetation in accordance with the vegetation classifications of AS3959-2009. As a result it will be necessary to establish a part 5 agreement for each lot giving the owner of the lot the right to manage fuels on adjacent lots to the extent necessary to meet the separation requirements for the Bushfire Attack Level Determined for the lot. This will be necessary until adjacent lots are developed and don not constitute or contribute to the bushfire risk.

5.1 Hazard management areas

The provision of specific hazard management areas is required to achieve BAL-12.5 and BAL-19 at the site for each lot. The width of hazard management areas is shown on the Bushfire Hazard Management Plans associated with this report and as detailed in appendix 1.

5.2 Public & Property access

The establishment of public access is required and will meet the minimum standards for public roads as per Table E1 of Planning Directive 5.1 Bushfire-prone Areas Code. Design and construction standards for property access for each lot will not be required in this circumstance, as property access is not required to access a water connection point, consistent with Table E2, element A, of Planning Directive 5.1 Bushfire-prone Areas Code.

5.3 Water Supplies for firefighting

Water supplies for firefighting for all lots will be provided by a new hydrant located within the new road. All building areas are within a 120 metre hose lay of the hydrant. Water supplies will be required to meet the standards specified in Table E4 of Planning Directive 5.1 Bushfire-prone Areas Code.

Lot Number	Bushfire Attack Level (BAL)	Lot Number	Bushfire Attack Level (BAL)
Lot 1	BAL-12.5	Lot 6	BAL-19
Lot 2	BAL-12.5	Lot 7	BAL-19
Lot 3	BAL-12.5	Lot 8	BAL-19
Lot 4	BAL-19	Lot 9	BAL-12.5
Lot 5	BAL-19		

Table 1. Bushfire Attack Level for each Lot.

6.0 Compliance

Compliance with Planning Directive 5.1 Bushfire-prone Areas Code, 1st September 2017.

E1.6 Development Standards, Acceptable solutions.

Table 2. Compliance with Planning Directive 5.1 Bushfire-prone Areas Code.

Item	Compliance
E1.6.1 Subdivision: Provision of hazard management areas	
 A1 (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL-19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and 	Compliant. Hazard management areas provided not exceeding BAL- 19 for all lots. Provision for internal part 5 agreements required, BHMP attached and certified.
E1.6.2 Subdivision: Public and firefighting access	
A1 (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person.	Proposed plan of subdivision compliant with Table E1 and E2. No fire trails proposed.
E1.6.3 A1 Subdivision: Provision of water supply for fire-fighting purposes	
 A. Distance between building area to be protected and water supply. The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area. B. Design criteria for fire hydrants The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and 	Compliant. Provision for reticulated water supplies required on BHMP consistent with Table E4.

Item	Compliance
 (b) fire hydrants are not installed in parking areas. C. Hardstand A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the 	Compliance
 (d) a minimum what of one constructed to the same standard us the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access 	

7.0 References

Australian Building Codes Board 2013, *National Construction Code, Building Code of Australia 2012,* Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2014

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017. Consumer, Building and Occupational Services, Department of Justice, Tasmania

Standards Australia 2009, *Construction of buildings in bushfire prone areas*, 3rd edn incorporation amendments 1, 2 and 3 Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. September 1st 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania,* Tasmania Fire Service, Hobart.

City of Hobart Planning Scheme 1982.

Appendix 1-Bushfire Attack Level assessment tables

Lots 1, 2 and 3

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to >100 metres		BAL-LOW
				Not required	
North					
	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to 51 metres		
	Forest [^]	>0 to 5° downslope	51 to >100 metres	Not required	BAL-12.5
East					
	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres	Not requires	BAL-LOW
Couth					
South					
West	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 62 metres	Not required	BAL-LOW

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

Lot 4 and lot 5

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to 62 metres		
	Forest [^]	>0 to 5° downslope	62 to >100 metres		
North				Not required	BAL-12.5
	Exclusion 2.2.3.2 (e, f) ^A	>0 to 5° downslope	0 to 27 metres		
	Forest [^]	>0 to 5° downslope	27 to 70 metres	27 metres	BAL-19
East	Forest [^]	upslope	70 to >100 metres		
	Exclusion 2.2.3.2 (e, f) ^A	flat 0°	0 to 23 metres	23 metres (Lot 4)	
Couth	Forest [^]	flat 0°	41 to 57 metres		BAL-19
South	Exclusion 2.2.3.2 (e, f)^	upslope	57 to >100 metres		
West	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres		
				Not required	BAL-LOW

In completing the assessment for lots 4 an 5 the most conservative parameters have been used to determine the Bushfire Attack Level. ^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

Lot 6 and Lot 7

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 34 metres		
North-	Forest [^]	>5° to 10° downslope	34 to >100 metres		
east				34 metres	BAL-19
	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to 35 metres		
South-	Forest [^]	>0 to 5° downslope	35 to 56 metres	Not required	BAL-19
east	Forest [^]	upslope	56 to >100 metres		
	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to >100 metres	Not required	BAL-LOW
South-					
west					
North- west	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres		
				Not required	BAL-LOW

In completing the assessment for lots 6 and 7 the most conservative parameters have been used to determine the Bushfire Attack Level. ^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 34 metres		
North-	Forest [^]	>5° to 10° downslope	34 to >100 metres	- · · ·	
east				34 metres	BAL-19
	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 80 metres		
South-	Forest [^]	>0 to 5° downslope	80 to >100 metres	Not required	BAL-12.5
east					
	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres	Not requires	
South-					BAL-LOW
west					
	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 60 metres	Not required	BAL-12.5
North- west	Forest [^]	upslope	60 to >100 metres		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

Lot 9

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 62 metres		
North-	Forest [^]	>5° to 10° downslope	62 to >100 metres		BAL-12.5
east				Not required	
	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to 93 metres		
South-	Forest [^]	>0 to 5° downslope	93 to >100 metres	Not required	BAL-12.5
east					
	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres	Not requires	BAL-LOW
South-					
west					
	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 62 metres	Not required	BAL-12.5
North- west	Forest [^]	upslope	62 to >100 metres		

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

Appendix 2 Site Plan



Appendix 3 – Public roadworks












BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 607 - 627 Nelson Road, Mount Nelson. June 2018. MRH10690v3.0

City of Hobart Planning Scheme 1982

Public access

Objective:

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

(a) allow safe access and egress for residents, fire fighters and emergency service personnel;

(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken:

(c) are designed and constructed to allow for fire appliances to be manoeuvred;

(d) provide access to water supplies for fire appliances; and

(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Public Roads

Unless the development standards in the zone require a higher standard, the following apply:

(a) two-wheel drive, all-weather construction;
(b) load capacity of at least 20t, including for bridges and culverts;

(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;

(d) minimum vertical clearance of 4m;

(e) minimum horizontal clearance of 2m from the edge of the carriageway;

(f) cross falls of less than 3 degrees (1:20 or 5%);

(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;

(h) curves have a minimum inner radius of 10m;

(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;

(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.

Property access

Design and construction standards for property access for each lot will not be required in this circumstance, property access is not required to access a water connection point, consistent with Table E2, element A, of Planning Directive 5.1 Bushfire-prone Areas Code.

Reticulated Water Supplies for Firefighting

A. Distance between building area to be protected and water supply.

The following requirements apply:

(a) the building area to be protected must be located within 120m of a fire hydrant; and

(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the

building area.

B. Design criteria for fire hydrants

The following requirements apply:

(a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 - 2011-3.1 MRWA 2nd Edition; and

(b) fire hydrants are not installed in parking areas.C. Hardstand A hardstand area for fire appliances must be:

(a) no more than 3m from the hydrant, measured as a hose lay;

(b) no closer than 6m from the building area to be protected;

(c) a minimum width of 3m constructed to the same standard as the carriageway; and

(d) connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard management areas.

Hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 🗆 2009 Construction of buildings in bushfire-prone areas have been provided.

For the development of new residential buildings;

A new building must:

(a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

The attached bushfire hazard management plan is certified and provides for the above conditions to be met. Separation distances and hazard management areas (where required) are given and will provide for an acceptable level of residual risk.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that <u>is</u> the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:	City of Hobart Planning Scheme 1982
Street address:	607 Nelson Road, Mount Nelson.
Certificate of Title / PID:	

С.т.: 250967/1

Land that <u>is not</u> the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street	address:
011001	uuui 000.

N/A N/A

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Proposed residential subdivision, nine lots plus balance. New public access, new property access and new water supplies.

Code Clauses:

□ E1.4 Exempt Development

□ E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

☑ E1.6.1 Subdivision

3. Documents relied upon

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Documents, Plans and/or Specifications

Title:	Plan of Sub-division 607 Nelson Road Mount Nelson			
Author:	PDA Surveyors			
Date:	May 2018		Version:	T1014U-1M

Bushfire Hazard Report

Title:	Bushfire Management Report 607 Nelson Road Mount Nelson, June 2018. MRH10690v3		
Author:	Geo-Environmental Solutions (Mark Van den Berg)		
Date:	21/6/2018	Version:	3.0

Bushfire Hazard Management Plan

Title:	Bushfire Hazard Management Plan 607 Nelson Road Mount Nelson, June 2018. MRH10690v3		
Author:	Geo-Environmental Solutions (Mark Van den Berg)		
Date:	21/06/2018	Version:	3.0

Other Documents

Title:		
Author:		
Date:	Version	n: 1.0

4. Nature of Certificate

E1.4 – Use or development exempt from this code		
Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
E1.4 (a)	Insufficient increase in risk	

E1.5.1 – Vulnerable Uses		
Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
E1.5.1 P1	Residual risk is tolerable	
E1.5.1 A2	Emergency management strategy	
E1.5.1 A3	Bushfire hazard management plan	

E1.5.2 – Hazardous Uses		
Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
E1.5.2 P1	Residual risk is tolerable	
E1.5.2 A2	Emergency management strategy	
E1.5.2 A3	Bushfire hazard management plan	

N	E1.6 – Development standards for subdivision				
	E1.6.1 Subdivision: I	E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)		
	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk			
	E1.6.1 A1 (a)	Insufficient increase in risk			
V	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Management Report 607 Nelson Road Mount Nelson, June 2018. MRH10690v3		
	E1.6.1 A1 (c)	Consent for Part 5 Agreement			

	E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)	
	E1.6.2 P1	Access is sufficient to mitigate risk		
	E1.6.2 A1 (a)	Insufficient increase in risk		
V	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Management Report 607 Nelson Road Mount Nelson, June 2018. MRH10690v3	

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)	
	E1.6.3 A1 (a)	Insufficient increase in risk		
Ø	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Management Report 607 Nelson Road Mount Nelson, June 2018. MRH10690v3	
	E1.6.3 A1 (c)	Water supply consistent with the objective		
	E1.6.3 A2 (a)	Insufficient increase in risk		
	E1.6.3 A2 (b)	Static water supply complies with Table E5		
	E1.6.3 A2 (c)	Static water supply is consistent with the objective		

5. Bu	ushfire I	Hazard Practitio	oner ³			
Name:	Mark Va	an den Berg			Phone No:	03 62231839
Address:	29 Kirksway Place			Fax No:		
	Battery Point			Email	mvandenberg@geosolutions.net.au	
	Tas			7004	Address.	
Accreditation No:		BFP - 108			Scope:	1, 2, 3a, 3b, 3c

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 -

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.	
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or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	Ŋ
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Signed: certifier	Mada			
Date:	1/10/2018	Certificate No:	MRH10690v3	

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-14-01177-01			Council notice date	15/10/2014
TasWater details					
TasWater Reference No.	TWDA 2014/01071-HCC			Date of response	18 June 2018
TasWater Contact	Greg Clausen P		Phone No.	(03) 6237 8242	
Response issued to					
Council name	HOBART CITY COUNCIL				
Contact details	coh@hobartcity.com.au				
Development details					
Address	607-627 NELSON RD, MOUNT NELSON			Property ID (PID)	5628817
Description of development	Subdivision				
Schedule of drawings/documents					
Prepa	red by	Drawing/document No.		Revision No.	Date of Issue
PDA		Plan of Subdivision Sheet 2			11 May 2018
Conditions					

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

- 1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

ASSET CREATION & INFRASTRUCTURE WORKS

- 3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
- 4. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
- 5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
- 6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
- 7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the Plan of Subdivision, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
- 8. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must



apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

- 9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
- 10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
- 11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- 12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
- 13. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

- 14. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
- 15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees



will be indexed, until the date they are paid to TasWater, as follows:

- a. \$999.38 for development assessment; and
- b. \$221.40 for Consent to Register a Legal Document
- 17. The payment is required within 30 days of the issue of an invoice by TasWater.
- 18. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor Development Assessment Manager

TasWater Contact Details				
Phone	13 6992	Email	development@taswater.com.au	
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au	